

**AGENDA
URBAN COUNTY PLANNING COMMISSION
LAND SUBDIVISION & ZONING ITEMS**

August 27, 2026

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. ET (12:30 p.m. CT) in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The July 23, 2026 and July 30, 2026 minutes will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, August 6, 2026 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Dalton Belcher, Jeremy Young, Cheryl Gallt, Paula Owens; Lieutenant Brian Morgan, Division of Fire and Emergency Services; Brittany Smith and Ella Helmuth, Department of Law. The Committee made recommendations on plans as noted.

A. DEVELOPMENT PLANS

1. **PLN-MJDP-26-00030: WML PROPERTIES, LLC (TWO KEYS) (AMD) (8/27/26)*** – located at 503 S. UPPER STREET, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.

Note: The purpose of the plan is to add patio and change circulation for parking lot.

Note: The Planning Commission postponed this request at the May 14, 2026, June 11, 2026 and July 9, 2026 meetings.

Waiver(s) Necessary: None at this time.

Design Considerations:

1. If area of disturbance is over 2,500 sq. ft., a land disturbance permit is required. (Engineering)
2. If amending the driveway, use commercial driveway entrance compliant with Standard Drawing 307-2.

Plan Questions or Concerns:

1. Discuss location of dumpster. (Planning)
2. Discuss landscape buffer and interior landscape islands per BOA case V-2002-73. (Planning)
3. Does the raised patio disrupt existing drainage patterns? (Engineering)

The Subdivision Committee Recommended: **Postponement.** There is concern about access to the dumpster and compliance with BOA conditions.

Should the plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Open Space Planner's approval of open space and vegetative areas.
7. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.

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11. Provided the Planning Commission grants the requested waiver.
12. Provided the Planning Commission approves site revisions in accordance with BOA approval (V-2002-73).
13. Correct all noted deficiencies listed as "requirements not met" herein.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.

V. ZONING ITEMS - The Zoning Committee met on Thursday, July 2, 2026 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Molly Davis, Larry Forester, Robin Michler, Bruce Nicol, and William Wilson. Staff members present were Traci Wade, Daniel Crum, Dalton Belcher, Chris Chaney, Ben Wolford; Tracy Jones and Brittany Smith, Department of Law.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. MT. LAUREL LANDS COMPANY MAP AMENDMENT REQUEST AND MT. LAUREL LANDS COMPANY PROPERTY DEVELOPMENT PLAN

- a. **PLN-MAR-26-00004: MT. LAUREL LANDS COMPANY** (8/27/26)* – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Wholesale and Warehouse Business (B-4) zone for 1.12 net (2.62 gross) acres for property located at 2137 Old Paris Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that

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enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The petitioner is proposing the Wholesale and Warehouse Business (B-4) zone in order to establish shops of specialty trade development. The proposal includes a total of 21 individual units, with 36 proposed parking spaces, and an outdoor storage area.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement** for the following reason:

1. The applicant has not met the minimum notice requirements in order to proceed with the application at this time, which constitutes a technical issue with the application. Once requirements have been met, Planning Staff will proceed with evaluating the requested zone change.

- b. PLN-MJDP-26-00024: MT. LAUREL LANDS CO. PROPERTY (8/27/26)* – located at 2137 OLD PARIS ROAD, LEXINGTON, KY**
Council District: 6
Project Contact: Matt Miniard/Sisler-Maggard Engineering

Note: The purpose of this plan is to depict the development of commercial buildings, in support of the requested zone change from a Single-Family Residential (R-1D) zone to a Wholesale and Warehouse Business (B-4) zone.

Requirements Not Met:

1. Denote: All buildings, paving, signs, fences, walls and retaining walls that are depicted, described or required on this Development Plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (Z.O. Art. 21(b)(3)) (Building Inspection)
2. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(b)(2)) (Planning)
3. Denote: No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan. Such plan must be submitted in accordance with Chapter 16 of the Code of Ordinances. (ZO Art. 21-6(b)(1)) (Planning)
4. Denote: The location of the fire hydrants, fire department or fire service features, if required, shall be approved by the Division of Fire, Water Control Office. (ZO Art. 21-6(b)(4)) (Planning)
5. Denote: Stormwater management, sanitary sewers, and public street improvements shall be designed and constructed in accordance with the LFUCG engineering manuals. (Engineering)
6. Denote: Landscaping shall conform with Article 18 of the Zoning Ordinance dated September 2024, Article 6-10 of the Land Subdivision Regulations and Tree Protection Ordinance. (Landscape)
7. Utilize standard site statistics table. (ZO Art. 21-6(a)(13)) (Planning)
8. Provide purpose of plan describing zone change and site development. (Planning)
9. Correct title block and address to match staff report. (Planning)
10. Denote construction access. (ZO Art. 21-6(a)(5))
11. Correct section line of cross-section A-A. (ZO Art. 21-6(a)(6)) (Planning)
12. Addition of sidewalk from the right-of-way to the internal sidewalk network, ensuring there are crossings of no greater than 24'. (ZO Art. 16-6(3)(a)(ii)) (Planning & Traffic)
13. Depict bicycle parking and provide bicycle parking facilities that comply with ZO Art. 16-12. (Bike/Ped & Planning)
14. Depict width of perimeter landscape buffer along railroad that complies with ZO Art. 18-3(a)(1)(5)). (Landscape & Planning)
15. Depict landscape buffer adjoining Old Paris Pike that complies with ZO Art. 18-3(a)(2)(d)(1)) (Landscape & Planning)
16. List the VUA size in square feet, required/proposed interior landscaping square feet (10% of VUA), required/proposed interior tree canopy (30% of VUA). (ZO Art. 18-3) (Landscape)
17. Depict VUA perimeter buffer a minimum average width at 18' along all VUA boundaries. (ZO Art. 18-3(a)(2)(d)(9)) (Planning)

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18. Depict interior landscaping for VUA that conforms with ZO Art. 18-3(b). (Landscape & Planning)
19. Denote no retail sales on property without an approved conditional use permit from the Board of Adjustment. (ZO Art. 8-21(d)(3)) (Planning)
20. Building to west must have no opening except stationary windows and doors that are designed and intended solely for pedestrian access. (ZO Art. 8-21(o)(1)) (Planning)
21. Denote owner's certification that conforms with ZO Art. 21-6(b)(5). (Planning)
22. Denote Commission certification. (ZO Art. 21-6(b)(6)) (Planning)
23. Remove shading in rights-of-way. (Planning)
24. Depict pedestrian entrances. (Planning)
25. Depict easements and remove utility lines. (Planning)
26. Remove any unnecessary lines, shapes, or text. (Planning)
27. Group all general notes in one list and number consecutively. (Planning)
28. Correct owner information on plan face for subject property. (Planning)
29. Amend driveway to match Standard Drawing 307-2, 307-3. (ZO Art. 16-15(j)) (Traffic)
30. Dimension standard parking stall. (Traffic)
31. Provide dumpster enclosure and concrete pad details that comply with the Dumpster Service Guide. (Waste Management)
32. Resolve any easement conflicts prior to obtaining a building permit. (Engineering)
33. Addition of cross-section for North Broadway with railroad. (Engineering)
34. Submit Tree Inventory Map performed by a registered licensed architect or ISA certified arborist. (ZO Art. 26-4(b)) (Urban Forester)
35. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
36. Dead-end fire department access greater than 150 ft. in length shall be provided with approved fire apparatus turn around. (NFPA 1, 2016) (Right side of parking lot is greater than 150 ft.) (Fire)
37. Provide Parking Demand Mitigation Study. (ZO Art. 16-14) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Planning)
2. Depict or denote location of stormwater management on the development plan. (ZO Art. 21-6(a)(9) and SWM 1.5.6) (Planning)

Plan Questions or Concerns:

1. See all Accela comments provided by the Division of Engineering.
2. Discuss hatched area labeled "railroad overlap". (Planning)
3. Is the second, narrow access point necessary? (Traffic)
4. Will there be an office on the property requiring water and sewer? Is a sanitary sewer tap available? (Engineering)
5. What is the proposal for stormwater management? (ZO Art 21-6(a)(9)) (Engineering)
6. Discuss who will own and maintain the Stormwater Management areas. (ZO 6-7(c)) (Engineering)
7. Discuss potential sanitary sewer connection locations. A sanitary sewer analysis is needed to evaluate the additional flow on the existing system. (DWQ-Sanitary)
8. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected by an approved automatic sprinkler system. (NFPA 1, 2016) (Will these buildings be sprinkled? Currently showing greater than 150 ft. for the 11site building.)
9. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement.** The plan cannot be approved in its current state because numerous requirements of Articles 16, 18, and 21 of the Zoning Ordinance have not been met, including a filing requirement for a Parking Demand Mitigation Study. In Addition, the applicant did not post signage on the property at least 21 days in advance of the TRC meeting.

Should the plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to B-4; otherwise, any Commission action of approval is null and void.
 2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
 3. Urban County Traffic Engineer's approval of street cross-sections and access.
 4. Urban Forester's approval of tree inventory map.
 5. Open Space Planner's approval of open space areas.
 6. Department of Environmental Quality's approval if environmentally sensitive areas.
 7. Correct all noted deficiencies listed as "requirements not met" herein.
2. **SOUTH BROADWAY PROJECT OWNER, LLC MAP AMENDMENT REQUEST AND PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON) DEVELOPMENT PLAN**

- a. **PLN-MAR-26-00008: SOUTH BROADWAY PROJECT OWNER, LLC (8/27/26)*** – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone for 5.089 net (5.406 gross) acres for property located at 1021, 1057, and 1059-1069 S. Broadway.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The applicant is seeking to construct a six (6) story, 75-foot tall mixed-use building. Parking would be primarily provided within with an internal parking structure accessed through the rear of the site, wrapped entirely with multi-family residential units. The proposed development seeks to include a total of 262 dwelling units, with a proposed residential density of approximately 50 dwelling units per net acre. The applicant is proposing 900 square feet of office space on the first floor, which will serve as the regional office for the lease management company. The proposed development is seeking a Form Based Neighborhood Business Project designation.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement for the following reasons:

1. The applicant should provide further information regarding the following Comprehensive Plan Policy:
 - a. Design Policy #4: Design street networks that provide alternative route options and reduce traffic congestion.
2. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Corridor Place-Type, specifically the High Density Non-Residential / Mixed Use Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS5-2: Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.
 - b. A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.
 - c. D-PL2-1: Development should provide active first floor uses whenever adjacent to a street pedestrian facility, or community focused open space.
 - d. A-DS5-4: Development should provide a pedestrian-oriented and activated streetscapes.
 - e. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.
 - f. C-LI7-1 Developments should create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment.

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- g. A-DS3-1: Multi-family residential developments should comply with the Multifamily Design Standards in Appendix A.
- b. **PLN-MJDP-26-00021: PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON)** (8/27/26)* – located at 1021, 1057, & 1059 S. BROADWAY, LEXINGTON, KY
Council District: 11
Project Contact: CMW, Inc.

Note: The purpose of this plan is to depict a multi-story, mixed-use apartment building with surface and internal parking, in support of the requested zone change from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone. The applicant intends to utilize the special provisions of the B-1 zone to create a Form-Based Neighborhood Business Project.

Requirements Not Met:

1. Provide dumpster enclosure and concrete pad details. (DSG) (Waste Management)
2. Dimension all driveways and walkways. (ZO Art. 21-6 (a)(5)) (Engineering)
3. Depict all existing and proposed easements. (Zo Art. 21-6 (a)(10)) (Engineering)
4. Denote that a consolidation plat will be needed to combine the various individual parcels. (ZO Art. 3-1(e)) (Engineering)
5. Delete Note #10. (Redundant to Note #4) (DWQ-Storm)
6. Upload open space exhibit and include open space requirements in the site statistics as a percentage. (Open Space)
7. Correct title block to match staff report. ({Planning)
8. Verify Commission Certification prior to certification. (Planning)
9. Denote number of beds for development. (Planning)
10. Clarify parking number between surface and garage. (Planning)
11. Denote: The lot yard, height, and setback requirements established on the development plan are consistent with the preliminary area character and context study for a form-based neighborhood project. (Planning)
12. Denote: At the time of a final development plan, an area character and context study shall be submitted, in compliance with the requirements of Art. 8-16(o) of the Zoning Ordinance for Planning Commission approval. The study should substantially comply with the study presented to the Planning Commission at the time of the preliminary development plan. (Planning)

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Verify existing Sanitary sewer system has capacity. (ZO 5-2(h)) (Engineering)
3. Verify storm outfall tie-in sizing and condition. (DWQ-Storm)
4. One-way drive aisle must be a minimum of 16'. (Fire)

Plan Questions or Concerns:

1. Have proposed entrances been approved by KYTC/Traffic Engineering? (LSR 6-8(p)&(q)) (Engineering)
2. Are the proposed entrance/exit aprons at the existing locations for the parcels or shifted? (Engineering)
3. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
4. Is detention sized already? The footprint seems a bit small. (DWQ-Storm)
5. Are existing pipes public or private? (DWQ-Storm)
6. Discuss right-in/right-out at eastern access point. (Planning)
7. Discuss Vehicular Use Araea (VUA) between building and South Broadway. (Planning)
8. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

Should the plan be approved, the following requirements should be considered:

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1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space planner's approval of the open space and vegetative.
6. Correct all noted deficiencies listed as "requirements not met" herein.

3. RAK PROPERTIES, LLC MAP AMENDMENT REQUEST AND HAMBURG PLACE FARM SIR BARTON WAY OFFICE PARK PHASE 2 LOT 9 (SIR BARTON WAY APARTMENTS) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00012: RAK PROPERTIES LEXINGTON, LLC (8/27/26)*** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone for 4.724 net (4.724 gross) acres for property located at 2501 Sir Barton Way.

Note: The petitioner is proposing the Medium Density Residential zone to construct a 100 unit, multi-family development. The proposal includes two two-story and three three-story structures, along with a central office/amenity area.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Disapproval** for the following reasons:

1. The requested Medium Density Residential (R-4) zone is not in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The application failed to provide information as to how the proposed development would integrate with the surrounding community (Theme A, Goal 2.b).
 - b. The proposal does not improve Lexington's transportation network through ample street and sidewalk connections between new and existing development. (Theme A, Goal 3.e).
 - c. The proposal does not prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence. (Theme B, Goal 3.c).
 - d. The limited access fails to establish and promote road network connections to reduce police, EMS, and fire response times and improve efficiency and operations of city services Theme A, Goal 4.c).
2. The requested Medium Density Residential (R-4) zone is not in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The isolated nature of the property limits the viability of pedestrian access (Design Policy #4, #5 and #7).
 - b. The project lacks adequate road connections to enhance service times & access to public safety, waste management and delivery services for all residents (Design Policy #2).
 - c. The street design does not reflect & promote the desired place-type. (Connectivity Policy #1).
3. The requested Medium Density Residential (R-4) zone is not in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
 - a. Land Use: Staff finds that the isolated, disconnected nature of the proposed development fails to create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment (C-LI7-1). Additionally, the applicant has not indicated that any public engagement efforts have taken place (D-PL7-1).
 - b. Staff finds that the request does not meet the criteria for Transportation, Connectivity, and Walkability as the development fails to provide adequate connectivity (A-DS4-1, D-CO2-1, D-CO2-2), lacks road frontage that is appropriate for multi-family residential development, and routes all vehicular traffic to the site through a single access easement (D-CO4-2).
 - c. Staff finds that the request does not meet the criteria for Site Design, due to lack of pedestrian-oriented activated streetscape (A-DS5-4), failure to provide neighborhood

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- focused open space (A-DS9-2) and does not provide a well-connected and activated public realm (C-LI8-1).
- d. Staff finds that the request does not meet the requirements for Building Form as the applicant has not demonstrated compliance with the Multi-family Design Standards (A-DS3-1), and fails to maximize connections with the street and create a pedestrian-friendly atmosphere (A-DS5-3).
4. There have been no major unanticipated changes of an economic, social or physical nature in the area of the subject property since the adoption of the 2045 Comprehensive Plan
5. The applicant has not provided a justification regarding the inappropriateness of the Professional Office (P-1) zone and the appropriateness of the Medium Density Residential (R-4) zone. Staff concludes that the Professional Office (P-1) zone remains appropriate for the subject property, because it is consistent and compatible with the existing development of the surrounding office park development.

b. PLN-MJDP-26-00032: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOT9 (SIR BARTON WAY APARTMENTS) (AMD) (8/27/26)* – located at 2501 SIR BARTON WAY, LEXINGTON, KY

Council District: 6

Project Contact: Rich Design Studios

Note: The purpose of this plan is to depict a multi-family residential development, in support of the requested zone change from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (Z.O. Art. 21(b)(1)) (Building Inspection)
2. Denote: Development in areas of alluvial soils will comply with Article 6-11 of the Land Subdivision Regulations. (LSR Art. 6-11(a)(2)) (Environmental Services)
3. Denote: No land disturbance, construction, clearing of native vegetation, or mowing shall occur in the vegetative buffer zone. Invasive species may be removed by hand-held equipment or a forestry grinder. (SWM 1.4.4) (Engineering)
4. Use standard site statistics table and consolidate all site data. (Planning)
5. Correct title block to match staff report. (Planning)
6. Denote zone change request in purpose of plan note. (Planning)
7. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Planning)
8. Denote construction access. (ZO Art. 21-6(a)(5)) (Planning)
9. Denote building entrances. (ZO Art. 21-6(a)(5)) (Planning)
10. Remove VUA between principal structures and street. (ZO Art. 16-5(c)(1 & 2)) (Planning)
11. Depict VUA interior landscape areas that conform with ZO Art. 18-3(b)(4)(a). (Planning)
12. Clarify 25' floodplain setback. (Planning)
13. Depict bicycle parking. (Planning)
14. Verify correct Commission Certification. (ZO Art. 21-6(b)(6&7)) (Planning)
15. Connect sidewalk in access easement from Sir Barton Way to the internal pedestrian network, and connect internal pedestrian network between buildings. (ZO Art. 16-6(3)(a)(ii)) (Bike/Ped, Traffic)
16. Alter parking lot layout to show cross-access. (ZO Art. 16-6(3)(d)) (Traffic)
17. Alter access to driveway apron at the end of the access easement. (ZO Art. 16-15(j)) (Traffic)
18. Commercial entrances shall be located a minimum of three (3) feet from the property line or more to allow the corresponding apron flare to remain inside the projected property line and be in compliance with LFUCG Standard Drawing 307-2 or 307-3. (Traffic & Engineering)
19. Denote all pavement markings, aside from standard parking stalls, shall be thermoplastic. (Traffic)
20. Reverse flow of building numbers to clockwise. (Addressing)
21. Address of the complex must be clearly visible from Sir Barton Way, or create a name for the access road. (Addressing)

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22. Depict vegetative buffer. (ZO Art. 19-7(g) and SWM) (Engineering)
23. Depict the regulatory flood protection elevation and/or flood protection elevation. (ZO 19-7(g)) (Engineering)
24. Fifty percent or greater of the required bicycle parking for multi-family developments shall be covered and either located directly adjacent to the structure or in a location internal to the structure. Bicycle parking shall be allocated proportionately between the residential structures on a development based on the number of residential units in each structure. (Bike/Ped)
25. Label the centerline of the blueline stream. (Environmental Services)
26. Change Note #6 to read, "Screening and landscaping shall conform with ZO Art. 18, LSR 6-10, and Tree Protection Ordinance". (Landscape Examiner)
27. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (Zo Art. 20-3) (Open Space)

Waiver(s) Necessary:

1. PLN-WAV-26-00014: - Lot frontage and access provisions under Article 6-4(c) of the Subdivision Regulations and approval of the use of the existing access easement under Article 6-8(m) of the Subdivision Regulations in association with PLN-MJDP-26-00032, for property at 2501 Sir Barton Way.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering
2. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected by an approved automatic sprinkler system. (NFPA 1, 2016) (Fire)

Plan Questions or Concerns:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
2. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
3. Discuss who will own and maintain the Stormwater Management areas. (ZO Art. 6-7(c)) (Engineering)
4. Discuss maintenance of access easement. (Engineering)
5. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding cross-parcel access and second access for 100 units or more.

Should the plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

4. COWGILL DEVELOPMENT, LLC MAP AMENDMENT REQUEST AND JOHN AND EDNA COLLINS PROPERTY AND BENNET VAUGHN DEVELOPMENT (THE LEXINGTONIAN) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00015: COWGILL DEVELOPMENT, LLC** (10/4/26)* – a petition for a zone map amendment from a Professional Office (P-1) zone to a Downtown Frame Business (B-2A) zone for 0.509 (0.595 gross) acres for property located at 512 and 518 E Main Street.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The applicant is seeking to rezone the subject properties to allow an existing office structure to remain and construction of a multi-family structure with 16 dwelling units.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement** for the following reasons:

1. The applicant should provide information regarding the Downtown Place-Type and how the project can meet any applicable Downtown Place-Type Development Criteria that have not yet been addressed.
 2. The applicant should provide information regarding the possibility of connecting both sites through a shared access point at the rear of both properties as there is already a parking area to the rear of 512 E Main Street and the applicant intends to modify an existing access point off of Kentucky Avenue for 518 E Main Street. (C-PS10-1)
- b. **VARIANCE** – As part of their application, the petitioner is also seeking dimensional variances that are requesting relief from the required vehicle use area perimeter buffer screening and the property perimeter screening requirements for the portions of the property that are adjacent to 113 Kentucky Avenue. The applicant is seeking to reduce the minimum required vehicular use area perimeter buffer to zero feet in width and minimum property perimeter screening to one and a half feet in width adjacent to 113 Kentucky Avenue as regulated in Articles 18-3(a)(1)(2), 18-3(a)(2)(b), and 18-3(a)(2)(d)(1) of the LFUCG Zoning Ordinance.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval** for the following reasons:

1. Approval of the requested variances should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. The applicant will provide a safer commercial access and adequate vehicle use area for the development than the property currently features and the existing screening and buffering on adjoining properties will provide adequate screening between the uses
2. The applicant is providing a 20-foot wide driveway to meet the requirements of LFUCG Fire which result in a reduction in space for screening and buffering.
3. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

This recommendation of **Approval** is made subject to the following conditions:

1. Provided the Planning Commission and Urban County Council approve the requested zone change to the B-2A zone, otherwise the requested variances shall be null and void.
2. The development shall be constructed in accordance with the approved Final Development Plan, or as amended by the Planning Commission.
3. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
4. Action of the Planning Commission shall be noted on the Development Plan for the subject property.

- c. **PLN-MJDP-26-00055: JOHN & EDNA COLLINS PROPERTY and BENNETT VAUGHN DEVELOPMENT (THE LEXINGTONIAN)** (10/4/26)* – located at 512, 518, & 522 E. MAIN STREET, and 109 KENTUCKY AVENUE, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Planning Contact: C. Gallt

Note: The purpose of this plan is to depict a 5-story multi-family residential building and existing office building, in support of the requested zone change for a portion of area shown from a Professional Office (P-1) zone to a Downtown Frame Business (B-2A) zone.

Requirements Not Met:

1. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
2. Denote construction entrance location. (ZO Art. 21-6(a)(5)) (Planning)
3. Label fence on plan face. (ZO Art. 21-6(a)(8)) (Planning)
4. Clarify label on building adjacent to 512 E. Main Street. (ZO Art. 21-6) (Planning)
5. Addition of 10' building line setback. (ZO Art. 21-6(a)(14)) (Planning)
6. Modify location of transit stop to eliminate conflicts. (ZO Art. 21-6(a)(6)) (Planning)
7. Provide an 8' landscape buffer along the adjacent R-3 property boundaries to be used in conjunction with the 6' fence. (ZO Art. 18-3) (Planning)
8. Remove useable open space from balconies unless they are available to everyone. (Open Space)
9. Denote that a consolidation plat will be needed to combine the various individual parcels before building permits are issued. (ZO Art. 3-1(e)) (Engineering)
10. Connect access drives between the two parking areas. (ZO Art. 16-6(b)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Address sanitary sewer capacity, and confirm existing system has capacity. (ZO Art. 5-2(h)) (Engineering)

Plan Questions or Concerns:

1. Discuss parking lot connection. (ZO Art. 16) (Planning)
2. Discuss mitigation of four significant trees (Bur Oak, Magnolia, & Ginkgo). (ZO Art. 21-6(a)(11)) (Planning)
3. Clarify Note #5 and ensure the entrance complies with Standard Drawing 307-2. (Engineering)
4. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
5. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-2A; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Provided the Planning Commission grants the requested waiver and variances.
7. Correct all noted deficiencies listed as "requirements not met" herein.

5. OK GENTRY, LLC MAP AMENDMENT REQUEST AND BEASLER ET AL AND WALNUT HILL MANOR DEVELOPMENT PLAN

- a. **PLN-MAR-26-00016: OK GENTRY, LLC** (10/4/26)*– a petition for a zone map amendment from a Agricultural Rural (A-R) zone and Interchange Service Business (B-5P) zone to a Corridor Business (B-3) zone for 44.80 net (49.99 gross) acres for property located at 5530, 5560, 5600, and a portion of 5660 Athens Boonesboro Road.

COMPREHENSIVE PLAN AND PROPOSED USE

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The applicant is seeking to rezone the subject properties to establish a regional center consisting of 17 commercial spaces for retail, hotel, and office space, and eight apartment buildings with 434 dwelling units for a residential density of approximately nine units per net acre.

The Zoning Committee Recommended: **Postponement**.

The Staff Recommends: **Postponement** for the following reasons:

1. The proposal is not in agreement with multiple standards from the Urban Growth Master Plan Regulation Plan for Area 5.
 - a. Regulating Plan Area 5 Map: (1) Service Road along I-75 (2) Medium and High Density Residential uses
 - b. Regulating Plan 1A.i.c: Development should incorporate avenues in the locations shown on the Regulating Plan.
 - c. Regulating Plan 1D: Where development is adjacent to agriculturally zoned land in the Rural Service Area, a buffer of a minimum of 100 feet is required.
 - d. Regulating Plan 3A.iv: No more than one non-alley curb should be placed along a given block face.
 - e. Regulating Plan C.iii: Along property lines where "i" or "ii" does not apply, one or more stub streets should be constructed up to the boundary of the adjacent site. A stub street should not be more than 750 feet from another stub street.
 - f. Regulating Plan 3E.i: Driveways should be shared by adjacent lots.
 - g. Regulating Plan 3E.ii: Lots with 10 or more parking spaces should provide at least one vehicular access connection to each abutting lot.
 - h. Regulating Plan 5A.: Buildings in village or town centers, or along boulevards, avenues, and collector streets, should provide active depths.
 - i. Staff also notes that a portion of 5660 Athens Boonesboro is outside of the UGMP and will be left zoned A-R.
 - j. The applicant's development plan is missing multiple items including:
 - i. Depict where bicycle parking will be located. (Regulating Plan 3G)
 - ii. Depict loading and unloading areas. (Regulating Plan 3H)
 - iii. Depict street trees. The applicant's cross sections do not show the street trees either. (Regulating Plan 3I)
2. The proposal is not in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons: a. The applicant has not provided adequate justification to determine if their proposal meets the Policies of the 2045 Comprehensive Plan.
3. The justification and corollary development plan are not in agreement with the Development Criteria of the 2045 Comprehensive Plan.
 - a. The applicant has not provided adequate justification to determine if their proposal meets the Land Use; Transportation, Connectivity, and Walkability; Environmental Sustainability and Resiliency; Site Design; and Building Form development criteria.
 - b. The applicant has not provided adequate justification to determine if their proposal meets the Multi-Family Design Standards (Theme A, Design Policy #3).
 - c. The traffic study submitted by the applicant is incomplete and missing information that must be addressed as required in Article 6-1.
 - d. The applicant's Parking Demand Mitigation Study indicates a plan for parking that does not adequately provide parking for the proposed residential development on Lot #5.

- b. PLN-MJDP-26-00057: BAESLER, ET AL, AND WALNUT HILL MANOR (OK GENTRY)** (10/4/26)* – located at 5530, 5600, & 5660 ATHENS BOONESBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners
Planning Contact: C. Chaney

Note: The purpose of this plan is to depict a mixed-use development, in support of the requested zone change from an Agricultural Rural (A-R) zone and Interchange Service Business (B-5P) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. Denote: All buildings, paving, signs, fences, walls and retaining walls that are depicted, described or required on this Development Plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (ZO Art. 21-6(b)(3)) (Building Inspection)
2. Change Note #12 to read, "No building permits shall be issued unless and until a final development plan is certified by the Secretary of the Planning Commission". (ZO Art. 21-6(b)(2)) (Planning)
3. Denote: The location of the fire hydrants, fire department or fire service features, if required, shall be approved by the Division of Fire, Water Control Office. (ZO Art. 21-6(b)(4)) (Fire)
4. Correct title block to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
5. Remove aerial imagery to improve plan legibility. (Planning)
6. Denote totals column in site statistics. (ZO Art. 21-6(a)(13)) (Planning)
7. Denote written scale. (ZO Art. 21-6) (Planning)
8. Depict adjacent properties with dashed lines. (ZO Art. 21-6(a)(2)) (Planning)
9. Depict north arrow on vicinity map. (ZO Art. 21-6(a)(3)) (Planning)
10. Denote construction entrance location. (ZO Art. 21-6(a)(5)) (Planning)
11. Denote purpose of plan. (Planning)
12. Depict conformance with ZO Art. 9-6 for multi-family structures on Lot 5. (Planning)
13. Depict building lines on all lots. (Planning)
14. Denote construction entrance location. (ZO Art. 21-6(a)(14)) (Planning)
15. Complete internal sidewalk network, and add vehicular cross-access connections between commercial spaces. (ZO Art. 16-6(a)(3)(b)) (Planning & Traffic Engineering)
16. Vehicular use shall not be in the front yard of a corner lot. (ZO Art. 16-6(a)(1)) (Planning & Traffic Engineering)
17. Provide pathway from right-of-way to entrance of Building 1. (Planning & Traffic Engineering)
18. Add shared use path along Athens Boonesboro Road. (Traffic Engineering)
19. Identify and label spring #30000568 on property as indicated by the KY Geologic Map website. (LSR 6-11) (Environmental Services)
20. Denote compliance with street spacing requirements. (LSR 6-8(a)) (Planning)
20. Identify and label the centerline of the blue line stream on the property. (LSR 6-11) (Environmental Services)
21. Label useable and vegetative open space, accessible routes, and amenities on open space exhibit, and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
22. Provide street connectivity to adjoining parcels. (LSR 6-8(b)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. If hotel has more than 100 units, a second access point is required for fire apparatus. (Fire)
3. List VUA interior tree canopy required/proposed on final development plan. (Landscape Examiner)

Plan Questions or Concerns:

1. Verify number of bicycle parking spaces. (Traffic Engineering)
2. Where are Lots 8-12 located? (Traffic Engineering)
3. Discuss appropriateness of proposed multi-family residential. (UGMP) (Planning)
4. Discuss roadway improvements along Athens Boonesboro Road. (Planning)
5. Discuss Placebuilder criteria and UGMP.

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- a. Typical intersection type for Avenues A-A and C-C should be roundabout/mini-roundabout. (UGMP) (Traffic Engineering)
- b. Does not conform with roadway network depicted in Regulating Plan Area 5. (UGMP)
- c. Denote concurrency requirements for residential buildings within ¼ mile of town center. (UGMP pg. 212) (Planning)
- d. Road network does not stub into adjacent properties. (UGMP pg. 216) (Planning)
- e. Depict loading and unloading areas. (UGMP pg. 221) (Planning)
- f. Demonstrate compliance with active depth requirements. (UGMP pg. 224) (Planning)
- g. Depict intersection improvements in compliance with UGMP. (UGMP pg. 181) (Planning)
- h. No more than one non-alley curb cut per block face is allowed. (UGMP pg. 214) (Planning)
- i. Denote and depict bicycle parking. (UGMP pg. 220) (Planning)
- j. Denote street trees on cross section and in site statistics. (UGMP pg. 222) (Planning)
- k. Depict block perimeter of 2,000 linear feet or less. (UGMP pg. 158) (Planning)
- l. Depict shared driveways and inter-parcel access. (UGMP pg. 218) (Planning)
- m. Depict Rural Service Area setback and buffer. (UGMP pg. 211) (Planning)

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with the UGMP and the Zoning Ordinance.

Should the plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

6. BALL HOMES MAP AMENDMENT REQUEST AND ENCORE PARTNERS, LLC PROPERTY DEVELOPMENT PLAN

- a. **PLN-MAR-26-00017: BALL HOMES, LLC** (10/4/26)* – a petition for a zone map amendment from a Agricultural Rural (A-R) zone to a Medium Density Residential (R-4) zone for 37.15 net (40.88 gross) acres for property located at 5085 Athens Boonesboro Road (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The applicant is seeking to rezone the subject property to establish a multi-family development.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement** for the following reasons:

1. The letter of justification does not include any substantive discussion of the Urban Growth Master Plan (UGMP) other than the land use element. The applicant should provide a discussion of the aspects of the UGMP that are being met with this request and address the minimum residential density requirements for the area.

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2. The applicant should address the following Goals and Objectives of the Comprehensive Plan:
 - a. Theme A, Goal #3.d: Improve Lexington's transportation network through ample street and sidewalk connections between new and existing development.
 - b. Theme A, Goal #3.b: Strive for positive and safe social interactions in neighborhoods, including but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation
 3. The applicant should provide further information regarding the following Policies of the Comprehensive Plan:
 - a. Design Policy #2: Ensure proper road connections are in place to enhance service times & access to public safety, waste management and delivery services for all residents (Design Policy #2);
 - b. Design Policy #13: Development should connect to adjacent stub streets & maximize the street network
 - c. Connectivity Policy #1: Street design should reflect & promote the desired place-type.
 - d. Design Policy #4: Design street networks that provide alternative route options and reduce traffic congestion.
 4. The applicant should provide information regarding the following UGMP-related Development Criteria:
 - a. Regulating Plan 1A.i.c: Development should incorporate avenues in the locations shown on the Regulating Plan
 - b. Regulating Plan 3A.i: Blocks should interconnect and be arranged to support multiple route options for people walking, biking, and driving.
 - c. Regulating Plan 3B.v: Cul-de-sac streets should not exceed 250 feet in length (measured from the centerline of the intersecting street to the furthest point of the cul-de-sac or dead-end street along the vehicular path of travel).
 - d. Regulating Plan C.iii: Along property lines where "i" or "ii" does not apply, one or more stub streets should be constructed up to the boundary of the adjacent site. A stub street should not be more than 750 feet from another stub street.
 - e. Regulating Plan 3H: Loading and unloading areas should be provided.
 - f. Regulating Plan 5A.: Buildings in village or town centers, or along boulevards, avenues, and collector streets, should provide active depths.
 5. The applicant should provide further information regarding the following Development Criteria for the New Complete Neighborhood Place-Type and the Medium Density Development-Type:
 - a. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.
 - b. D-CO4-1: Dead-end streets and cul-de-sacs should be discouraged.
 - c. D-CO4-2 Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.
 - d. A-DS3-1: Multi-family residential developments should comply with the Multifamily Design Standards in Appendix A.
 - e. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.
 - f. B-PR9-1: Minimize grading and topsoil disturbance by utilizing the existing topography to the greatest extent possible and preserving key natural features.
 6. The applicant should address criteria 4, 5, and 6 of the Parking Demand Mitigation Study
 7. The applicant is required to submit a Traffic Study that complies with Article 6-1 of the Zoning Ordinance.
- b. **PLN-MJDP-26-00056: ENCORE PARTNERS, LLC PROPERTY** (10/4/26)* – located at 5085 & 5191 ATHENS BOONESBORO ROAD, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Planning Contact: C. Chaney

Note: The purpose of this plan is to depict a group residential development with 560 units, in support of the requested zone change from an Agricultural Rural (A-R) zone and to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Denote: All buildings, paving, signs, fences, walls and retaining walls that are depicted, described or required on this Development Plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (ZO Art. 21(b)(3)) (Building Inspection)
2. Change Note #11 to read, "No building permits shall be issued unless and until a final development plan is certified by the Secretary of the Planning Commission". (ZO Art. 21-6(b)(2)) (Planning)
3. Denote: This development plan is located in a known sink hole area. If any construction is to occur in the sinkhole-related non-buildable area, a geotechnical review will be conducted of the site before the issuance of any building permits. (LSR 6-11) (Environmental Services)
4. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental Services)
5. Denote: Areas with alluvial soils will be developed in accordance with Article 6-11 of the Land Subdivision Regulations. (Environmental Services)
6. Denote: The location of the fire hydrants, fire department or fire service features, if required, shall be approved by the Division of Fire, Water Control Office. (ZO Art. 21-6(b)(4)) (Fire)
7. Remove aerial imagery to improve legibility. (ZO Art. 21-6) (Planning)
8. Depict zone lines. (ZO Art. 21-6(a)(13)) (Planning)
9. Depict adjacent properties with dashed lines. (ZO Art. 21-6(a)(2)) (Planning)
10. Correct title block to match staff report. (ZO Art. 21-6(a)(5)) (Planning)
11. Depict project exterior yard. (ZO Art. 9-6(c)(2))(Planning)
12. Provide a 15' landscape buffer along the adjacent A-R property boundary. (ZO Art. 18-3(a)(1)(8)) (Planning & Landscape Examiner)
13. Complete internal sidewalk network. (ZO Art. 16-6(a)(3)(b)) (Traffic Engineering)
14. Dimension all existing and proposed driveways, walkways, and pedestrian crossings. (ZO Art. 21-6(a)(5)) (Planning & Traffic Engineering)
15. Depict and label the environmentally sensitive areas on the adjacent property. (Engineering)
16. Locate stormwater management area on development plan. (ZO 21-6(a)(9) & SWM 1.5.6) (Engineering)
17. A second access is required for fire apparatus, due to the number of units. (Fire)
18. Identify and label spring #90001226 on property as indicated by the Kentucky Geologic Map website. (LSR 6-11) (Environmental Services)
19. Identify and label the centerline of the blueline stream. (LSR 6-11) (Environmental Services)
20. Amend open space exhibit to depict accessible routes to all useable and vegetative open space areas and describe how those spaces are being activated. Include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
21. Provide street connectivity to adjoining parcels. (LSR 6-8(b)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Add Stop bars with "STOP" legend at conflict points within the parking lots. (Traffic Engineering)
3. Consider placing street trees in 7' right-of-way instead of a Tree Planting Easement. (Urban Forester)
4. List VUA interior tree canopy required/provided on final development plan. (Landscape Examiner)

Plan Questions or Concerns:

1. Clarify number of bicycle parking spaces. (Traffic Engineering)
2. Discuss access, availability, and capacity of sanitary service. (Engineering)
3. Discuss ownership and maintenance of stormwater management areas. (LSR 6-7(c)) (Engineering)

4. Discuss need for a second commercial access point. (ZO Art. 9-6(j)) (Planning)
5. Will there be proposed retaining walls? (Planning)
6. Discuss block/grid roadway network. (UGMP) (Planning)
7. Discuss Placebuilder criteria and UGMP.
 - a. Typical intersection type for avenues shall be roundabout /mini roundabout. (UGMP pg. 181) (Traffic Engineering)
 - b. Cul-de-sac exceeds maximum length recommended. (UGMP pg. 216) (Planning)
 - c. Does not conform with roadway network depicted in Regulating Plan Area 3. (UGMP) (Planning)
 - d. Denote concurrency requirements for residential buildings within ¼ mile of town center. (UGMP pg. 212) (Planning)
 - e. Depict loading and unloading areas. (UGMP pg. 221) (Planning)
 - f. Demonstrate compliance with active depth recommendations. (UGMP pg. 224) (Planning)
 - g. Denote correct street types in cross sections. (UGMP) (Planning)

The Subdivision Committee Recommended: **Postponement.** There are questions regarding a second access point from Athens Boonesboro Road due to the number of proposed dwelling units and connectivity of the site to adjoining parcels.

Should the plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

7. ANDERSON COMMUNITIES, LLC MAP AMENDMENT REQUEST AND GERMOND PROPERTY (ANDOVER COMMONS) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00018: ANDERSON COMMUNITIES, LLC** (10/4/26)* – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) and Medium Density Residential (R-4) zone for 123.13 net (136.01 gross) acres for property located at 4200 Todds Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The applicant is seeking to rezone the subject property to allow for a mixed-use development with neighborhood business uses and 1,240 dwelling units of various types for a residential density of approximately 10 units per net acre.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement** for the following reasons:

1. The applicant should address the following Goals and Objectives of the Comprehensive Plan:
 - a. Theme A, Goal #3.d: Improve Lexington's transportation network through ample street and sidewalk connections between new and existing development.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

- b. Theme A, Goal #3.b: Strive for positive and safe social interactions in neighborhoods, including but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
 - c. Theme E, Goal #1: Uphold the Urban Services Area Concept.
 - d. Theme E, Goal #1.c: Ensure all types of development are environmentally, economically, equitably, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.
 - 2. The applicant should provide a discussion of the Policies of the Comprehensive Plan, in particular:
 - a. Design Policy #2: Ensure proper road connections are in place to enhance service times & access to public safety, waste management and delivery services for all residents.
 - b. Design Policy #13: Development should connect to adjacent stub streets & maximize the street network.
 - c. Connectivity Policy #1: Street design should reflect & promote the desired place-type.
 - 3. The applicant should provide information regarding the following UGMP-related Development Criteria:
 - a. Regulating Plan 1A.i.b: Development should incorporate village center land uses in the locations shown on the Regulating Plan.
 - b. Regulating Plan 1A.i.c: Development should incorporate avenues in the locations shown on the Regulating Plan.
 - c. Regulating plan 1B: Developments should contain land uses in accordance with listed standards in Chapter 5 of the Urban Growth Master Plan.
 - d. Regulating Plan 3A.i: Boulevards and avenues may be moved more than 300 feet from the locations depicted only to avoid environmentally sensitive areas, provided the same level of access is maintained.
 - e. Regulating Plan 3A.iv: No more than one non-alley curb cut should be placed along a given block face.
 - f. Regulating Plan 3.B.ii: Blocks should be sized to encourage walkability and should not exceed the maximum block perimeters for the specified land use.
 - g. Regulating Plan 3F.ii: Vehicular access should only be from alleys in village and town center uses.
 - h. Regulating Plan 3G.ii: In addition to current minimum bicycle parking requirements, at least one bicycle space per 1,000 feet of floor area should be provided.
 - i. Regulating Plan 3H: Loading and unloading areas should be provided.
 - j. Regulating Plan 5A: Buildings in village or town centers, or along boulevards, avenues, and collector streets, should provide active depths.
 - 4. The applicant should provide further information regarding the following Development Criteria for the New Complete Neighborhood Place-Type and the Medium Density Residential and Non-Residential/ Mixed-use Development-Types:
 - a. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.
 - b. D-CO4-2 Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.
 - c. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.
- b. **PLN-MJDP-26-00058: GERMOND PROPERTY (ANDOVER COMMONS)** (10/4/26)* – located at 4200 TODDS ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners Inc.
Planning Contact: C. Chaney

Note: The purpose of this plan is to depict a new complete neighborhood development with 1,240 units, in support of the requested zone change from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) zone and a Medium Density Residential (R-4) zone.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Requirements Not Met:

1. Change Note #12 to read, "No building permits shall be issued unless and until a final development plan is certified by the Secretary of the Planning Commission". (ZO Art. 21-6(b)(2)) (Planning)
2. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental Services)
3. Denote: No land disturbance, construction, clearing of native vegetation, or mowing shall occur in the vegetative buffer zone. Invasive species may be removed by hand-held equipment or a forestry grinder. (SWM 1.4.4) (Engineering)
4. Denote: Development shall comply with Article 19 of the Zoning Ordinance. (Engineering)
5. Rotate orientation of plan sheet to portrait for better legibility. (ZO Art. 21-6) (Planning)
6. Correct title block to match staff report. (ZO Art. 21-6) (Planning)
7. Dimension all existing and proposed driveways, walkways, and buildings. (ZO Art. 21-6(a)(5)) (Planning & Engineering)
8. Depict and clarify internal pedestrian walkways in compliance with ZO Art. 16-6(a)(3). Planning, Bike/Ped)
9. Shared parking courts must comply with ZO Art. 16-5(b)(4). (Planning)
10. Denote building heights. (ZO Art. 21-6(a)(8)) (Planning)
11. Depict half road improvements on Todds Road cross-section. (LSR 6-8(p)) (Planning)
12. Label cross-sections, including road type. (ZO Art. 21-6(a)(6)) (Planning)
13. Commercial entrances shall conform with Standard Drawing 307-2. (ZO Art 16-15(b)) (Planning)
14. Delineate between HOA parking and alleys. (Planning)
15. Addition of access easement maintenance note. (LSR 6-8(l)(4)) (Planning)
16. Correct stream and floodplain information on the plan and show the required protection buffer per the Zoning ordinance Article 19 and the Stormwater Manual. (Engineering)
17. Denote location and maintenance responsibility on plan face. (Engineering)
18. Depict the regulatory flood protection elevation and/or flood protection elevation. (ZO Art. 19-7(g) & SWM 1.5.12) (Engineering)
19. Public street frontage is required for all lots, and all streets shall conform to the minimum requirements. (LSR 6-8) (Planning)
20. Depict street connectivity and continuity to adjoining parcels. (LSR 6-8(b)) (Planning)
21. Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m). (NFPA1 (2018) 18.2.3.5.1.1) (Fire)
22. The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles. (NFPA 1 (2018) 18.2.4.1.1) (Fire)
23. The maximum allowable distance between interior landscape areas is 90'. (ZO Art. 18-3(b)(4)(a)) (Landscape Examiner)
24. Identify common areas in the site statistics box for each lot. (Open Space)
25. Provide connection and development plan for southern tip of property. (Planning)

Waiver(s) Necessary:

1. Finding for access easement as sole access for townhomes. (LSR 6-8(m)) (Planning)
2. Frontage requirements for parcels that do not front street right-of-way. (LSR 6-4(c)) (Planning)
3. Cross-sections that do not meet current standards. (LSR Exhibit 6-1 & 6-3) (Engineering)
4. Block lengths greater than 1,000'. (LSR 6-4(a)) (Traffic Engineering)
5. Connectivity to adjoining parcels. (LSR 6-8(b)) (Planning)

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.

Plan Questions or Concerns:

1. How will roundabouts that are prescribed for intersections on boulevards be treated with just half-section construction? Need note/agreement of some sort. (Traffic Engineering)
2. Will the parkland shown in the center of the site be dedicated, and will it be usable considering the slope of the site? (Open Space)
4. Discuss dedication/acceptance of park lands. (Planning and Parks & Rec)

5. Discuss proposed half-road construction of proposed boulevard along eastern property perimeter. (Planning)
6. Discuss access spacing along Todds Road. (Planning)
7. Discuss proposed road types consistent with UGMP. (Planning)
8. Discuss designation of roadways, public or private, rights-of way or access easements. (Planning & Engineering)
9. Discuss if any portion of this development will be subdivided. (Planning & Engineering)
10. How will the existing sanitary sewer system be accessed for the proposed development? (Engineering)
11. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
12. Discuss CLOMR requirement if fill placed on floodplain. (Engineering)
13. Is there only one entrance to the development? (Engineering)
14. Discuss Placebuilder criteria and UGMP.
 - a. Standard intersection for avenues is a roundabout. (Traffic Engineering)
 - b. Discuss timing/concurrency of construction of single family detached parcels. (UGMP pg. 213) (Planning)
 - c. Section J-J should have a separated bike lane that eventually will connect to Canebrake Drive to the south. (UGMP) (Traffic Engineering)
 - d. Block Perimeter greater than 2,000'-3,000' (dependent on intensity). (Traffic Engineering)
 - e. Does not conform with roadway network depicted in Regulating Plan Area 4. (UGMP)
 - f. Road network does not stub into adjacent properties. (UGMP pg. 216)
 - g. Depict loading and unloading areas. (UGMP pg. 221)
 - h. Demonstrate compliance with active depth recommendations. (UGMP pg. 224)
 - i. Depict intersection improvements per UGMP. (UGMP pg. 181)
 - j. No more than one non-alley curb cut per block face. (UGMP pg. 214)
 - k. Denote and depict bicycle parking & correct parking statistics. (UGMP pg. 220)
 - l. Denote street trees on cross section and in site statistics. (UGMP pg. 222)
 - m. Depict block perimeter requirements. (UGMP pg. 158)
 - n. Depict shared driveways and inter-parcel access. (UGMP pg. 218)
 - o. Does not meet residential density requirements. (UGMP pp. 156-160)
 - p. Does not depict village center uses as shown on Regulating Plan Area 4. (UGMP)
 - q. Denote concurrency requirements for residential buildings within ¼ mile of town centers and village centers. (UGMP pg. 212)
 - r. Denote no more than 80,000 square feet of commercial floor area shall be issued a certificate of occupancy until at least 50% of proposed number of dwelling units have been issued a certificate of occupancy. (UGMP)
 - s. Vehicular access is only allowed from alleys in village and town centers. (UGMP pg. 219)
 - t. Does not meet minimum ADU requirements for single-family lots. (UGMP pgs. 156-157) (Planning)

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with UGMP, Land Subdivision Regulations, and Zoning Ordinance requirements for group residential projects.

Should the plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to B-1 & R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Provided the Planning Commission grants the requested finding and waivers.
8. Correct all noted deficiencies listed as "requirements not met" herein.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENT

1. **PLN-ZOTA-26-00007: ATTENDED DONATION CENTER REGULATIONS** – a text amendment to Article 1-11 to add a new definition for attended donation centers, and to allow the use as a principal use in the B-3, B-4, B-6P, and PUD-3 zones, and as a conditional use in the B-1 zone.

INITIATED BY: Goodwill Industries of Kentucky, Inc.
 PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement**, of the proposed text.

The Staff Recommended: **Approval**, of the staff alternative text for the following reasons:

1. The text provides additional flexibility for nonprofit uses by creating a definition for attended donation centers, and allowing them to operate within more intense business zones without needing a retail component.
2. The proposed text ensures that neighborhood business contexts remain active business areas oriented and scaled towards the neighborhoods that they serve.

- VI. **COMMISSION ITEMS** - The Chair will announce that any item a Commission member would like to present will be heard at this time.

VII. STAFF ITEMS**PLANNING SERVICES ACTIVITY REPORT – July 2026****Board of Adjustment**

There were 13 applications on the agenda for consideration by the Board of Adjustment at their meeting on July 13, 2026.

There were seven (7) applications requesting variances, one (1) application requesting a variance and a condition use permit, and five (5) applications requesting conditional use permits.

1. One (1) variance to increase the maximum height of an accessory building from twenty (20) feet to twenty-five (25) feet in a Single Family Residential (R-1D) zone.
2. One variance to reduce the required side street side yard setback from thirty (30) feet to twenty-two (22) feet in order to construct a carport in a Single Family Residential (R-1C) zone
3. One variance to reduce the minimum side yard setback from eight (8) feet to two (2) feet within the Infill and Redevelopment Area in a Single Family Residential (R-1C) zone
4. One variance to increase the allowable size of an accessory structure from 1,248 square feet to 1,728 square feet in order to construct a garage in a Single Family Residential (R-1B) zone
5. One with two variances to 1) increase the maximum driveway width from ten (10) feet to eighteen (18) feet and 2) increase the maximum height of an accessory building from twenty (20) feet to twenty-one (21) feet within the Infill and Redevelopment Area and an H-1 Overlay District in a Medium Density Residential (R-4) zone
6. One with a variance to reduce the minimum front yard setback from five (5) feet to two (2) feet, six (6) inches in order to construct a vestibule within the Infill and Redevelopment Area in a Neighborhood Business (B-1) zone
7. One with a variance to increase the maximum height of a wall in the side street side yard from four (4) feet to five (5) feet in a Single Family Residential (R-1C) zone

There was one (1) application on the agenda requesting a variance and a conditional use permit

1. A variance was requested to reduce the spacing requirements between short-term rentals from one (1) mile (5,280 feet) to 3,320 feet and a conditional use permit was requested for an un-hosted short term rental in an Agricultural Rural (A-R) zone

There were five (5) applications on the agenda requesting conditional use permits.

1. One (1) conditional use permit was requested to construct a drive-through facility in a Neighborhood Business (B-1) zone
2. One (1) conditional use permit was requested for an un-hosted short term rental in a Single Family Residential (R-1D) zone One (1) conditional use permit was requested for a school for academic instruction to construct a parking area in the Agricultural Urban (A-U) zone
3. One (1) condition use permit was requested to amend an existing conditional use permit for an equine hospital in order to construct an addition and modify an existing vehicular use area in an Agricultural Rural (A-R) zone
4. One (1) conditional use permit was requested for drive-through facilities in order to construct retail uses in a Neighborhood Business (B-1) zone.
5. One (1) request was to amend an existing conditional use permit for a place of religious assembly in order to construct an addition within the Infill and Redevelopment Area and an H-1 Overlay District in a Mixed Low Density Residential (R-2) zone

The Board approved one (1) of the requests for variances, based on findings of fact. The Board approved three (3) conditional use permits, and two (2) STR permits. The Board voted to disapprove the request to amend an existing conditional use permit for a school for academic instruction to construct a parking area in the Agricultural Urban (A-U) zone.

Development and Subdivision Plan Certification

1. PLN-MNSUB-20-00047: Tradeland Garden (Realty Unlimited Bluegrass LLC)
2. PLN-MNSUB-26-00010: Castleton Lyons Inc. Property
3. PLN-MNSUB-26-00022: Wolf Creek Village, LLC
4. PLN-MNSUB-26-00030: Jack, James & Harry's Kentucky Farm & David Bach Et Al Property (a portion of)
5. PLN-MNSUB-26-00033: Lafayette Subdivision, Lots 16 & 17, Blk C, Unit 1
6. PLN-MNSUB-26-00034: Bluesky Industrial Park Lots 21 & 22
7. PLN-FRP-22-00036: Ethington & Ethington, Tract 1, Parcel 4 (AMD)
8. PLN-FRP-23-00021: The Peninsula, Unit 1-E
9. PLN-FRP-25-00028: Kentucky Utilities Company Property - Winchester Road
10. PLN-MNDP-26-00006: Ball Homes Property & Lilian Hunt (Speedway)
11. PLN-MNDP-26-00012: Jerrico Inc. Professional Office Project, Lot 3 (AMD)
12. PLN-MNDP-26-00013: Hamburg Place, Unit 2, Lot 1C
13. PLN-MNDP-26-00014: Haynes Brothers Properties (AMD)
14. PLN-MJDP-25-00076: Belmont Farm (Citation Centre) (AMD)
15. PLN-MJDP-25-00077: Cowgill Partners, LP Properties (Meadowcrest) (AMD)
16. PLN-MJDP-26-00002: Red Mile Mixed-Use Development (AMD)
17. PLN-MJDP-26-00041: Lochmere Tract 4-B (Stonecase Valley) (Andover Club) (AMD)

Office of Growth Management (Long Range Planning / Outreach & Strategic Planning) Plans & Studies

- **Downtown Area Master Plan:**
 - Gave update to Planning Commission at work session on 7/16
 - Planning Commission gave final approval to the Downtown Area Master Plan on 7/23
- **Blue Sky Works Small Area Plan:** Gave update at GGP Committee meeting on 7/1
- **Winchester Road Corridor Plan:**
 - Reviewed Catalyst Sites & Existing Conditions Report
 - Finalized catalyst sites

Projects & Initiatives

- **Complete Streets:**
 - Council EQPW Committee gave preliminary approval to Complete Streets Design Manual on 6/16

- Gave update to Planning Commission about Complete Streets Design Manual and Shropshire asphalt art project at work session on 6/18
- **Neighborhood Voices:**
 - Attended Smithtown Neighborhood Association meetings on 7/7 and 7/21
 - Continued drafting Smithtown Voices report
 - Prepped for tabling at Smithtown Day on 8/1
- **Reimagining the Civic Commons:**
 - Planned listening session in the Bracktown neighborhood
 - Prepped for MLK site activation during Thriller parade

Zoning & Subdivision Regulation Amendments

- **Unified Development Code:** Met with TSW on 7/16 to review kickoff summary, answer questions, and provide feedback on the list of manuals that will be included
- **Floodplains:** Met with Law on 7/28, continued revising draft text for Article 19
- **Blue Sky Industrial ZOTA:** Completed draft ZOTA, prepared for filing on 8/3
- **Downtown Area Master Plan ZOTA:** Completed draft ZOTA, prepared for filing on 8/3

General Outreach

- **Planning Newsletter:** Distributed the July Edition of Sounds like a Plan newsletter
- **Community Engagement:** Tabled at Partners for Youth Adopt-a-Park event at Cardinal Valley Park on 7/9

Transportation Planning / MPO Activity Report – July 2026

The MPO outlines an annual scope of work for transportation planning activities in the Unified Planning Work Program which contains the following six work elements. Progress over the last month is reported by work element.

1.0 Transportation System Data & Monitoring

- Staff attended a Google Green Light Onboarding Meeting
- Working to review the low-speed network and high-congestion corridors identified with National Performance Management Research Data Set (NPMRDS), and list projects of previous CMP Bottleneck Study, current MTP and current TIP on the low-speed corridor network.
- Reviewed the latest information on Federal Transportation Reauthorization Bill, BUILD America 250 Act (H.R. 8870)
- Reviewed draft Downtown Area Master Plan and Complete Streets Manual
- Pulled monthly crash data for Fayette and Jessamine County
- Complete Streets baseline data development for evaluation
- Meetings with GIS and work associated with updating a new version of the interactive bicycle map (Fayette)
- Complete Streets policy data and reporting strategy development
- Safe Routes to School data assessment.
- Continued data gathering, analysis, and refinement for the Safety Action Plan
- Continued development of the Congestion Management Process (CMP), including CMP strategies
- Conducted a cross-reference of CMP low-speed corridors with MTP projects, identifying relevant projects along each corridor and documenting their project details
- Reviewed research reports and papers on multimodal transportation topics, including commercial development, transit stations, bicycling, etc.

2.0 Identify & Prioritize Projects

- 4 paving meetings work on hand and vetting list for spring.
- Roundabout design and development for intersections on the HIN.

3.0 Program & Project Implementation

- There were no modifications to the FY 2025-2028 TIP in July.
- Completed the first draft of the 2027-2030 TIP, and coordinated review with stakeholders.
- Attended New Circle Road SS4A preliminary line and grade meeting
- Meeting with Populus to discuss digital enforcement of shared mobility vehicles
- Shared mobility policy oversight and enforcement

- Continued work on the Transportation Improvement Plan update.
- Conducted project team meetings to prepare a special Congestion Management Process (CMP) Stakeholders' meeting to discuss CMP strategies and project status on the low-speed corridor network.
- Met with SGA to discuss Rapid Crash Response
- Met with VZ Louisville for Peer Exchange
- Attended a weekly standing meeting to discuss RCC MLK Blvd
- Met to discuss Next Steps for Complete Streets
- Attended a weekly standing meeting to discuss the NTMP Review
- Met with Residents to discuss NTMP (three times)
- Attended a weekly standing meeting to discuss CS/VZ Collaboration
- Met to discuss an update on the SGA-CS contract
- Met to discuss the upcoming Safety Work Group and next steps for the Safety Action Plan
- Attended a CS Work Group for Engagement and Communications
- Met to discuss K-12 Academic Units on Complete Streets
- Met to discuss Quick Build Process Development
- Met to discuss EQPW Presentations with CM Sheehan
- Continued work on the Lexington Safety Action Plan
- Worked on the Vision Zero Annual Report
- Worked on the Complete Streets Annual Report
- Coordinated and worked on the RCC MLK Blvd Project
- Reimagine the Civic Commons concept development for MLK project kick-off meeting, night walk audit, UK route coordination, conceptual drawing production, review and edits.
- Complete Streets internal advisory committee.
- Worked on the EQPW NTMP Presentation
- Met with local designers at Thoroughbred Engineering for design charrette for the 3rd and Elm Tree Ln intersection.
- Installed bus shelter art at Newtown Pike @ Ash St and Loudon intersection (Bluegrass Shelter).
- Meeting with Thomas Stokell (Love to Ride) to discuss billing and payment
- Cross-departmental Complete Streets meeting
- Evaluation of trial closure request and follow-up report on requirements based on federal and national guidance
- Meeting with citizens to discuss Rails-to-Trails processes and coordination.
- Meeting with Bowling Green MPO around a separated bike lane project.
- MLK implementation workshop with Mayor's office.
- Meeting with council members to discuss bike lane parking ordinance.
- Meeting with developer and consulting engineer for Bolivar and South Broadway property development.
- Met with KYTC to discuss ITS/CMS funding timeline

4.0 Land Use & Transportation Impact

- Attended the following regular staff-level LFUCG Planning Services meetings, and completed required follow-up:
 - Subdivision and Zoning Committees
 - Zoning Staff Review meeting
 - Technical Review Committee
 - Board of Adjustment Staff Review
 - Zoning and BOA Pre-Apps (3)
- Attended a monthly ZOTA workgroup meeting
- Attended and evaluated projects at several pre-application conferences and other meetings (166 Betty Hope Ln, 224-230 E High St, and S Broadway/Pine St/W Maxwell).
- UPDATE Attended several meetings related to the Winchester Road Corridor study, including bi-weekly project team and internal meetings and several follow-up meetings with stakeholders.

5.0 Participation & Outreach

- Q and A from citizens and surrounding communities through email and phone conversations.
- Staff presented on the work of the MPO at the Community Environmental Academy
- New Circle Rd video brainstorm with consultants
- StreetFest planning meeting
- Safe Routes to school meeting
- Monthly digital content meeting
- Complete Streets web design meeting
- Meeting for Cycle September with Love to Ride
- Updated CAO policy training
- Podcast scheduling

- Social media content design
- Attended Paris Pike Corridors Commission meeting
- Glow Ride meeting
- Attended a BRT Collaboration meeting with TARTA, and Lake Erie West
- Social Media Stats for July:
 - MPO Website:
 - 911 users, 1,341 views
 - MPO Facebook:
 - 3 new followers, 5 posts, reached 412 users, and had 5 interactions.
 - LexBikeWalk Facebook:
 - 10 new followers, 11 posts, reached 6.7k users, and had 61 interactions.
 - LexBikeWalk Instagram:
 - 46 new followers, 11 posts, reached 27.3k and had 633 interactions.

6.0 Program Administration

- There were no regular MPO committees held in July.
- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings
- Attended Lextran Board Meeting
- Financial oversight for FTSB
- Staff attended the following training sessions, conferences and webcasts:
 - Webinar: Mapping Heritage: Tech Tools for Preservation Planning
 - Webinar: Does Levittown Matter?
 - Webinar: Sustainable, Resilient Street and Trails
 - Workshop: MAASTO AV Policy Framework

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last-mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR September 2026

Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix BuildingSeptember 3, 2026
 Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix BuildingSeptember 3, 2026
Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center. .. **September 10, 2026**
 Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix BuildingSeptember 17, 2026
 Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix BuildingSeptember 23, 2026
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center **September 24, 2026**

TW/DC/DB/CC/BW